

Application Number	Address	Planning Application Details	Parish Council Comment	RBWM Planning Decision	RBWM Extra Details
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Planning Feb 2025

23/02128	Sunningdale School Dry Arch Road Sunningdale Ascot SL5 9PZ	Sports Pavilion following the demolition of the detached outbuildings.	The parish council notes that this application is in the Green Belt with a 40% increase in size in a single storey building.	Application permitted 20 January 2025	The LPA considers that the accommodation proposed within the pavilion would be reasonably required for the purpose of playing cricket; namely home and away changing facilities, a small club room, basic toilet and kitchen facilities and storage areas. On this basis, the proposed facilities are considered to be appropriate and of a scale that is no more than is genuinely required .....limited visual harm would be caused to the openness of the Green Belt.....The appearance of the pavilion is enhanced by virtue of its traditional design, detailing and materiality..roposed development is not considered to have a detrimental impact on landscape quality, biodiversity, residential amenity or highway safety. For these reasons, it is considered that the proposed development would meet the stated exception to inappropriate development in the Green Belt, and would accord with the requirements of Policy QP5.
24/02527	Pinelawns Chanctonbury Drive Ascot SL5 9PT	(T1) - Poplar - Pollard to main fork to leave finished height of 12m. (001/1978/TPO).	The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.	Partial refusal/approval 23 January 2025	The proposed works to pollard the tree to a height of 12m would remove the entire canopy and most of the stem creating a very large wound that would act as an entry point for decay. These works are considered excessive and would significantly impact the future health and appearance of the tree .However, the Council of the Royal Borough of Windsor and Maidenhead GRANTS CONSENT T1 - Poplar Crown reduce to a height of 22m and a crown radius spread of 7m
24/02765	25 Greenways Drive Sunningdale Ascot SL5 9QS	Enlargement of existing canopy, two storey side/rear extension with balcony, part single part two storey rear/side extension with rear canopy, 1no. new chimney, new roof, alterations to existing patio, steps and fenestration and new gate and piers following demolition of existing side element.	The Parish Council strongly objects to this application as it contravenes: <ul style="list-style-type: none"> <li>• Borough Local Plan QP3</li> <li>•Neighbourhood Plan DG2 and DG3</li> <li>•Borough Wide Design Guide Principle 10.1.1</li> </ul> The application is also incomplete as no CIL form has been provided.	Application refused 17 January 2025	The proposal by virtue of its design, scale, bulk, height, mass, proximity to the boundaries and impact on trees would adversely affect the host dwelling and be detrimental to the character and appearance of the surrounding area The proposal fails to comply with Policies QP1, QP3 and NR3 of the Borough Local Plan, Policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan and guidance within the Borough Wide Design Guide as well as Chapters 12 and 15 of the NPPF.....n the absence of the relevant tree survey and protection details, the proposal fails to provide sufficient information relating to protected trees on-site proposal fails to comply with Policies NR3 and QP3 of the Borough Local Plan, Policy NP/EN2.2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan and Paragraph 136 and Chapters 12 and 15 of the NPPF. ....In the absence of satisfactory ecological information being submitted, it has not been demonstrated that the proposed development has taken into account the possibility of protected species, the proposal is contrary to Policy NR2 of the Borough Local Plan, Policy NP/EN4 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan and Paragraph 193 of the NPPF

24/02814	Birchlands Shrubbs Hill Lane Sunningdale Ascot SL5 0LD	1no. outbuilding ancillary to the main dwelling.	The Parish Council objects to this application as the application falls within the Green Belt and contravenes NPPF paragraph 147. "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." There is no documentation to demonstrate special circumstances.	Application refused 22 January 2025	The site is not within the Green Belt .....The proposed development, by virtue of its scale, siting and uses within, would not be subordinate to the host dwelling and would result in a disproportionate development which does not respond positively to the character of the host dwelling. The proposal would be contrary to Section 12 of the National Planning Policy Framework, policy QP3 of the Adopted Local Plan, DG3 of Neighbourhood Plan and Principles 10.1 of the Adopted Borough Wide Design Guide SPD.....The proposed development would be in close proximity to mature trees within and close to the application site which are subject to an area tree preservation order. Insufficient arboricultural information has been submitted, The proposal is therefore contrary to Policies NR3 and QP3 of the Adopted Borough Local Plan and policy NP/EN2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan
24/02860	Woodruffe Onslow Road Sunningdale Ascot SL5 0HW	New front canopy with relocated front door, raised ridge with new roof over existing single storey front element, single storey rear extension, alterations to fenestration and external finish.	The Parish Council has no comment to make on this application.	Application refused 20 January 2025	The site is subject to a tree preservation order (056/2004), which is valid and protects mixed species, including an offsite Scots pine in the neighbouring property at Shadow Lawn. In the absence of arboricultural reports to support the scheme, the Local Planning Authority cannot be satisfied that the proposal would not fall within the root protection areas of protected trees and therefore fails to comply with Policy NR3 of the Borough Local Plan.
24/02616	Hamilton House And Larkhill Court Titlarks Hill Sunningdale Ascot	2 no. Lawson Cypress, 1 no. Hazel, 10 no. Holly, 1 no. Pine and 4 no. Oak - Fell. (016/2009/TPO)	The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.	Partial refusal/approval 24 January 2025	The Council of the Royal Borough of Windsor and Maidenhead REFUSES CONSENT ....The pine is a mature tree that would have been well established when the gate house was constructed and is an important part of the group of trees that provide screening around the site. The four oak trees are semi mature specimens growing within the understory of holly, these trees have future potential. The pine and oak trees do not appear to be causing any direct interference with this building .the Council of the Royal Borough of Windsor and Maidenhead GRANTS CONSENT 2 no. Lawson Cypress, 1 no. Hazel, 10 no. Holly - Fell.
24/02428	Pinehill Sunning Avenue Sunningdale Ascot SL5 9PW	Resiting of the existing front entrance, new canopy, 2no. single storey front/side extensions, new roof with raising of the ridge to the single storey side element, addition of habitable accommodation within the roofspace, 1no. front dormer, 1no. side dormer, single storey rear extension, alterations to the external finish and fenestration, raised terrace and steps, retaining wall and detached double garage. (Part Retrospective).	The Parish Council objects to this application as it contravenes: •Neighbourhood Plan DG3.3 •Borough Wide Design Guide Principle 6 8.1 A Sustainability and Energy report is missing from the application. The Parish Council also requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees and root protection areas in detail.	Application permitted 24 January 2025	the revised scheme is of a proportionate scale, relevant to the plot and surroundings and is designed to harmonise with the character of the host dwelling and immediate area. .... it is considered that there would be no unacceptable effect on the amenities of the neighbouring properties in terms of privacy, light, disturbance, vibration, pollution dust, smell and access to sunlight and daylight ..... a revision is made to the scheme which sets in the proposed garage and landscaping ensuring it is completely outside of the RPA of these trees and T1 is no longer proposed to be felled, this will be retained ..The finding of these surveys (ecology) discovered no bats roosts were found although bats were recorded flying around the surrounding area of the site and as such no further surveys or mitigation is required.
24/02985	4 Station Parade London Road Sunningdale Ascot SL5 0EP	Consent for a replacement internally illuminated ATM collar and new window vinyl.	The Parish Council has concerns regarding this application as the proposed sign, by reason of its siting, size, colour and design, would result in a clutter of disparate signage that would be unsympathetic to, and detract, from the visual amenities of the area, contrary to Policy QP3 of the Royal Borough of Windsor & Maidenhead Borough Local Plan, Adopted February 2022.	Application permitted 30 January 2025	it is considered that drivers passing the application site would not be distracted or impeded by the illumination, and the area of change is minimal or barely noticeable from the side. As such, the proposal would not have a negative impact on public or highway safety.